

1. The meeting was called to order at 6:00 pm.
2. The Pledge of Allegiance was led by Harold Merritt.
3. Roll Call: Neil Duncan, Jack Davis, Mayor Moser, and Harold Merritt were present. Kevin Sair was excused. Nathan Bronemann was present taking minutes. Legal Counsel was excused. Rod Mills of Ensign Engineering was present.

4. Declarations of conflict of interests

None stated.

5. Public hearing on commercial water rates and fees

Charlie Greco asked if the golf course would be considered commercial.

Mayor Moser said it would be commercial.

Charlie Greco asked if the golf course were to start up again would it be supplied by the existing water system.

Harold Merritt said the golf course owners would have to petition to the SSD for water service if they wanted to be connected to it.

Rod Mills said since the SSD was now in existence, if someone were to recreate the golf course would have to meet the same requirements as any other new development which would include bringing water rights to the system. He said that it would not likely be connected to the existing water system.

Margaret Ososki asked if the SSD would meter water usage from private wells.

Mayor Moser said they would not and could not do that.

Rod Mills said the State was responsible for monitoring water usage from privately owned wells.

Rod Mills said two scenarios had been discussed in the previous meeting for commercial billing. He recommended charging rates based on the meter size. He said one would typically determine how many fixtures were in a building and based on that they could calculate an equivalent residential connection (ERC) figure and charge a rate based on that multiplier. He then stated how St. George charged base rates depending on the size of the meter.

Harold Merritt asked if they could then charge usage on one single tier.

Rod Mills said that was very common.

Mike Maddocks suggested increasing the included water based on the meter size.

Mayor Moser said that with the current residential rates there was no water included with the base rate.

Rod Mills said that impact fees were typically also based on the meter size increasing as the meter size increased. He said that commercial rates usually only has one or two tiers. He

suggested that if the Town only use one tier, that they use the second tier in the residential rate structure.

Motion made by Mayor Moser to close the public hearing. Jack Davis seconded the motion. Vote: Neil Duncan-yes, Jack Davis-yes, Mayor Moser-yes, Harold Merritt-yes. The motion passed 4/0.

6. Discussion and possible action on setting commercial water rates and fees

Harold Merritt said he was in favor of a plan similar to St. George.

Mayor Moser said they could not set an impact fee until a study is conducted. He said at this time they would have to charge the same impact fee as the residential connections.

Rod Mills agreed. He said that if the future they should revisit a possible adjustment to the impact fees for commercial connections.

Mayor Moser said that some commercial business do not use a lot of water compared to residential connections.

Jack Davis said that in his research, other municipalities calculated ERCs based on the type of business.

Rod Mills said that is essential what he was suggesting but that the connection size would be based on the amount of fixtures planned.

Harold Merritt suggested setting the meter rate at the same as St. George's rate.

Motion made by Mayor Moser to set the commercial water rates as follows:

1 inch meter base/standby rate:	\$45
1.5 inch meter base/standby rate:	\$56
2 inch meter base/standby rate:	\$80
3 inch meter base/standby rate:	\$218
4 inch meter base/standby rate:	\$490
Water usage fee:	\$1.50 per thousand gallons

Neil Duncan seconded the motion. Vote: Neil Duncan-yes, Jack Davis-yes, Mayor Moser-yes, Harold Merritt-yes. The motion passed 4/0.

Nathan Bronemann asked about water requirements.

Mayor Moser said the Town had current standards based on acreage.

Rod Mills said it would be fine for now but recommended revisiting the topic and basing the requirement on estimated water usage rather than land area.

Mayor Moser asked Rod Mills to create a chart to calculate ERCs based on fixtures for the board to look at so they could revisit the water requirements.

7. Acquisitions – Harold Merritt

Nothing to discuss.

8. Funding – Kevin Sair

Nothing to discuss.

9. Operations – Neil Duncan

- a. Discussion and possible action on the purchase of a cut saw

Dale Harris said Scholzen Products had a 14” Makita with a diamond blade for just over \$800.

Mayor Moser said the online quotes they had ranged from \$800 to over \$2,000.

Motion made by Neil Duncan to approve the purchase of the saw. Jack Davis seconded the motion. Vote: Neil Duncan-yes, Jack Davis-yes, Mayor Moser-yes, Harold Merritt-yes. The motion passed 4/0.

- b. Replacement of broken meters

Dale Harris stated the type of meters they needed. He said that in most cases, he would have to shut down main lines and let them drain before doing work. He said each meter would likely be a day’s work. He said they had four meters on hand.

Motion made by Neil Duncan to purchase six more meters to fix the issues. Mayor Moser seconded the motion. Vote: Neil Duncan-yes, Jack Davis-yes, Mayor Moser-yes, Harold Merritt-yes. The motion passed 4/0.

10. Resource Management – Mayor Moser

- a. Discussion and action on abandonment of standby connections

Mayor Moser said that after discussing the issue with legal council he recommended that they develop a policy for crediting users for abandonment of standby connections.

Rod Mills said that he did not see why they would be entitled to a credit.

Mayor Moser asked Nathan Bronemann to make the additions to the Policies and Procedures for discussion and action during the next meeting. He said that when Three Points approached the board with the request to change to a commercial connection, the board could discuss crediting them for a portion of their fees.

Motion made by Mayor Moser to adjust Three Points billing for just one residential connection with the forfeiture of the other nine standby connections. Neil Duncan seconded the motion. Vote: Neil Duncan-yes, Jack Davis-yes, Mayor Moser-yes, Harold Merritt-yes. The motion passed 4/0.

11. Development – Jack Davis

Nothing to discuss.

12. Review of Policies and Procedures

Nothing to discuss.

13. Sewer

Nothing to discuss.

14. Consent Calendar - Income and Expenses

Motion made by Mayor Moser to accept the consent calendar as presented. Jack Davis seconded the motion. Vote: Neil Duncan-yes, Jack Davis-yes, Mayor Moser-yes, Harold Merritt-yes. The motion passed 4/0.

15. Consider approval of minutes:

a. October 16, 2013 Regular Meeting Minutes

Motion made by Mayor Moser to approve the October 16, 2013 regular meeting minutes. Neil Duncan seconded the motion. Vote: Neil Duncan-yes, Jack Davis-yes, Mayor Moser-yes, Harold Merritt-yes. The motion passed 4/0.

16. Review, discussion and possible action on the prequalification of contractors for the water distribution system replacement work

Rod Mills distributed a list of the twelve contractors that actually qualified for the project. He said they (Ensign Engineering) has evaluated and scored each contractor based on their references, qualifications, plan, and other specific criteria. He recommended that they find a logical cutoff point and to request bids from the remaining contractors.

Neil Duncan was not feeling well and left the meeting.

Motion made by Mayor Moser to prequalify the top five contractors in order to keep the business local. Harold Merritt seconded the motion. Vote: Jack Davis-yes, Mayor Moser-yes, Harold Merritt-yes. The motion passed 3/0.

17. Request for a closed session

None requested.

18. Adjournment

Motion made by Mayor Moser to adjourn the meeting. Jack Davis seconded the motion. Vote: Jack Davis-yes, Mayor Moser-yes, Harold Merritt-yes. The motion passed 3/0.

Meeting adjourned at approximately 7:37 PM.

Date approved: \_\_\_\_\_

ATTEST BY: \_\_\_\_\_  
Nathan Bronemann

\_\_\_\_\_  
Chairman Harold Merritt